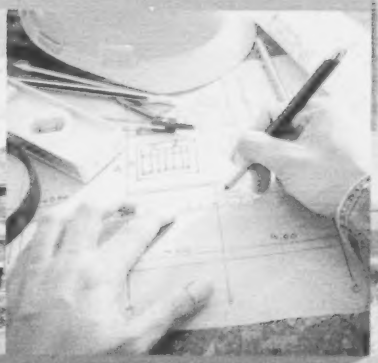
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: August 2017



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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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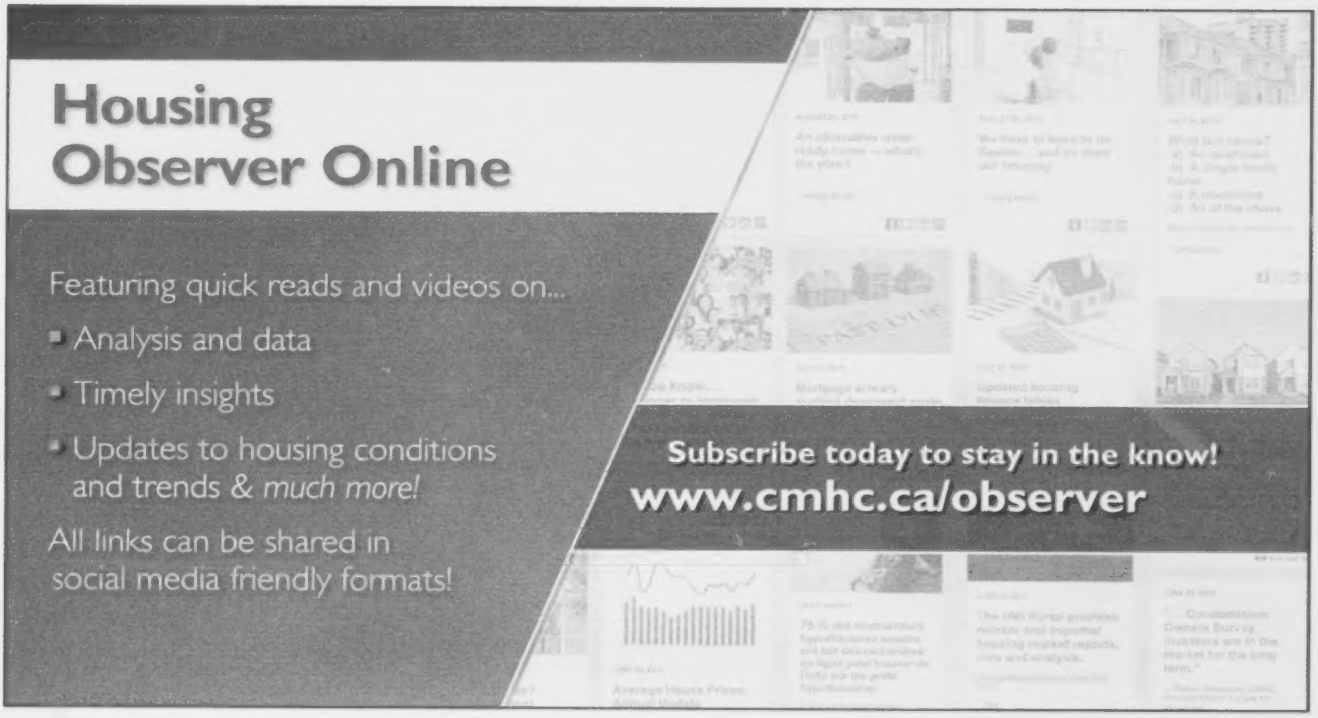
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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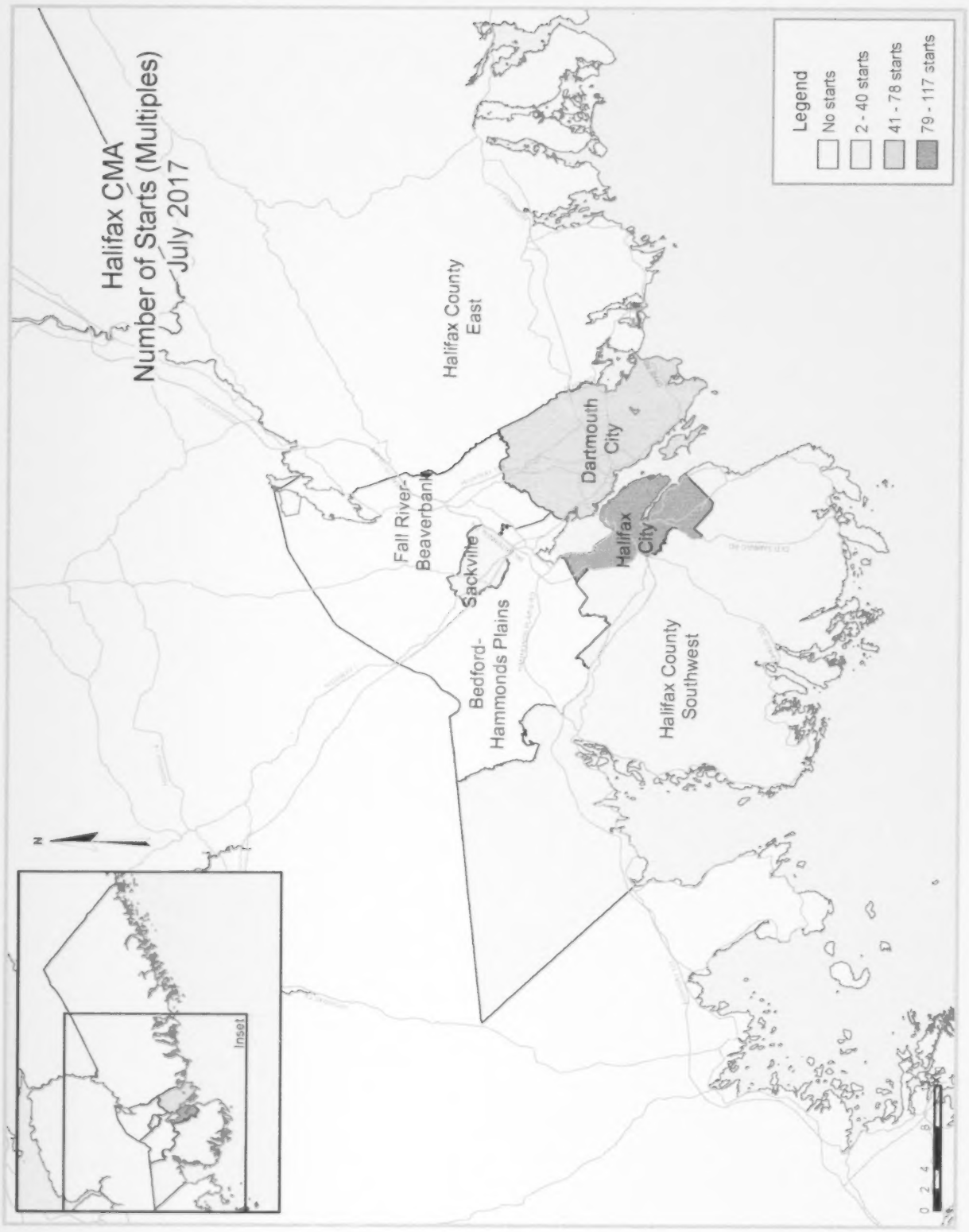
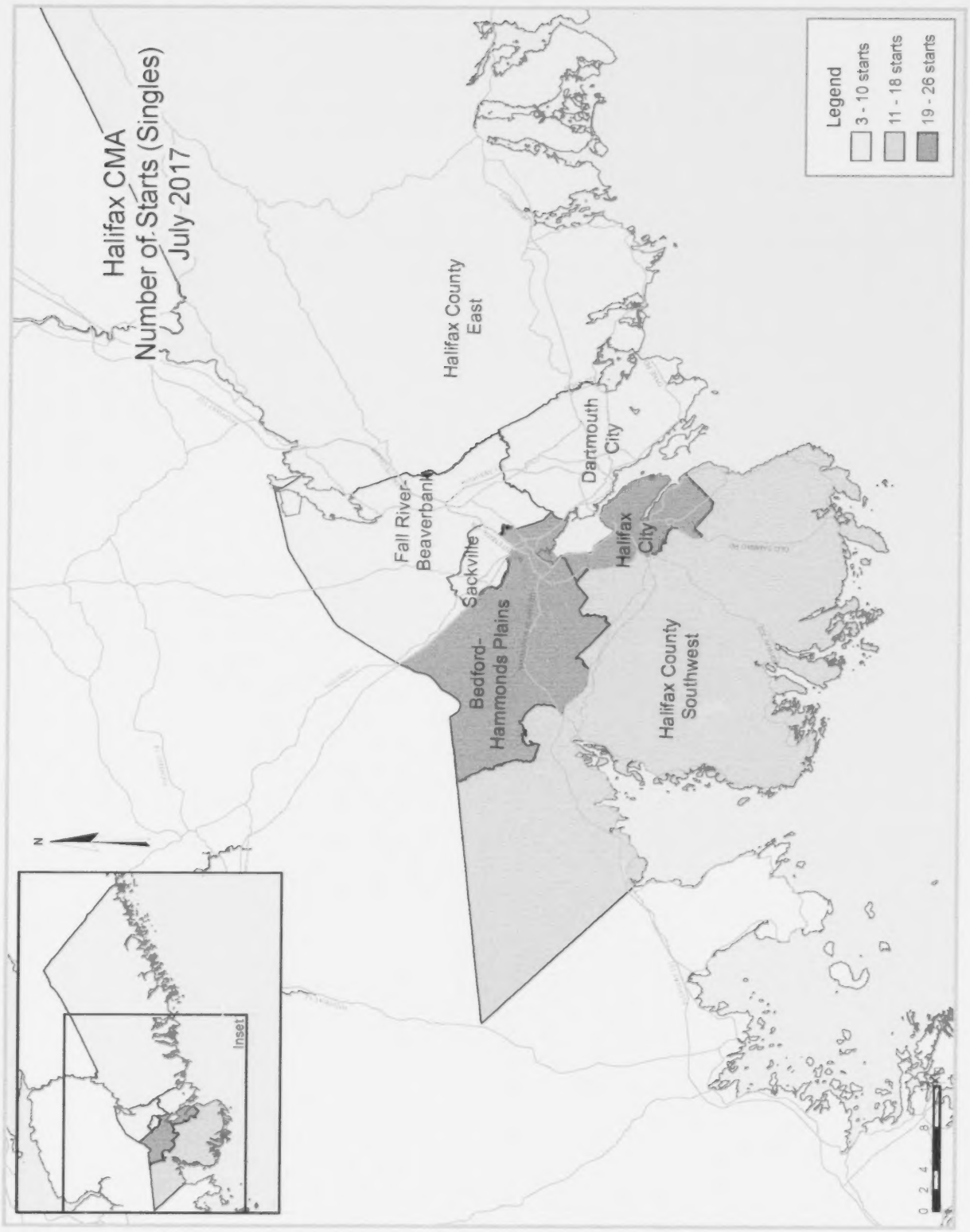
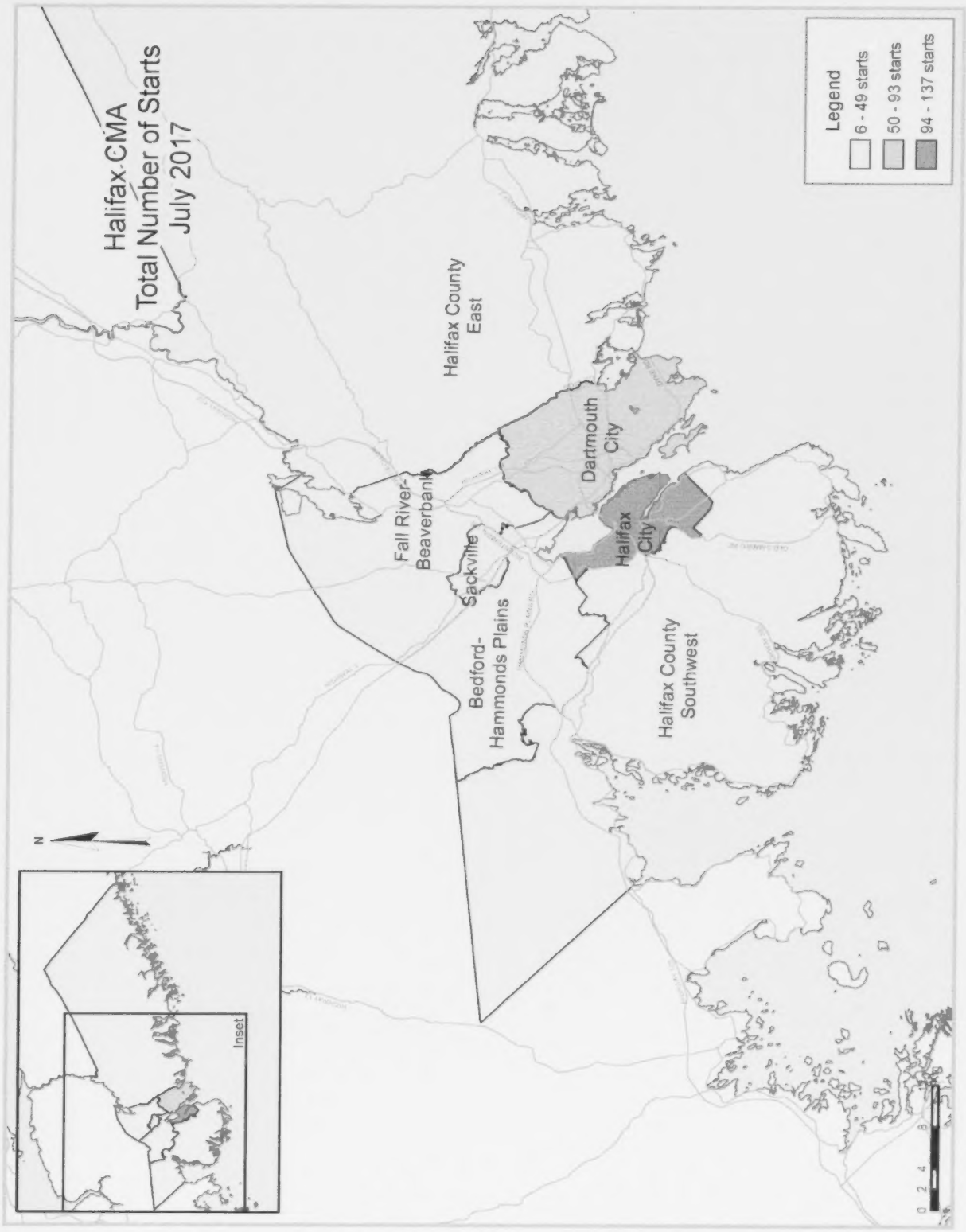
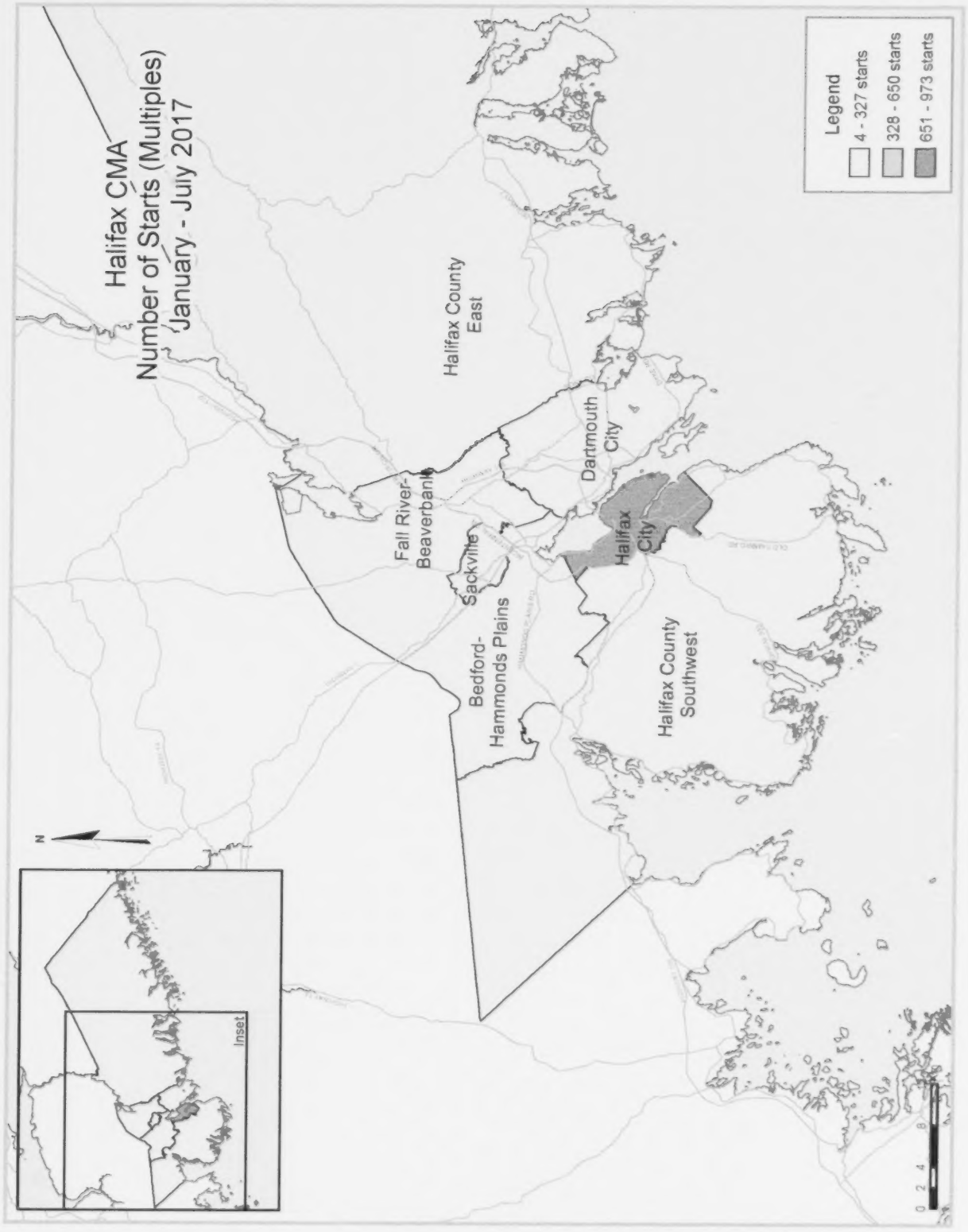
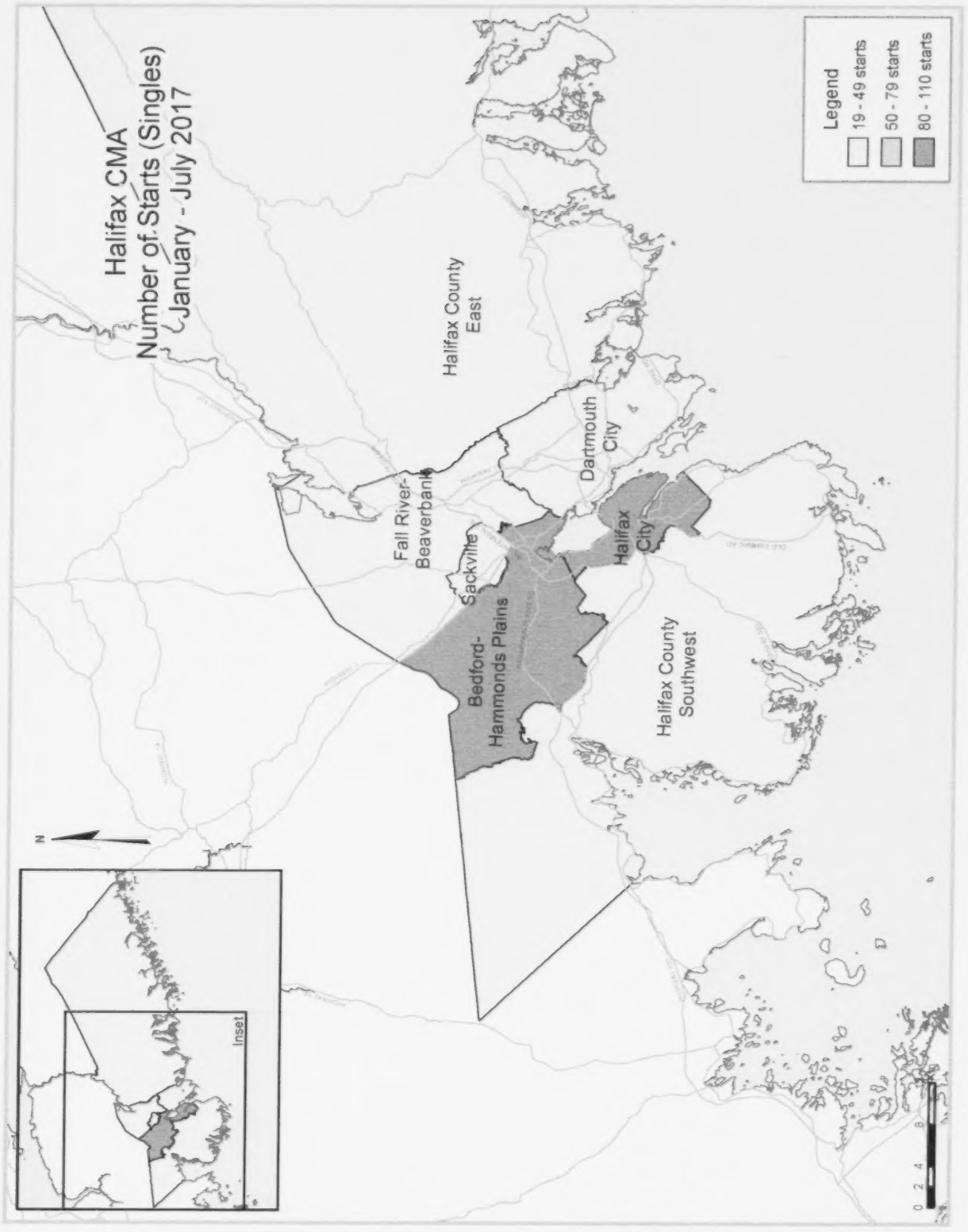
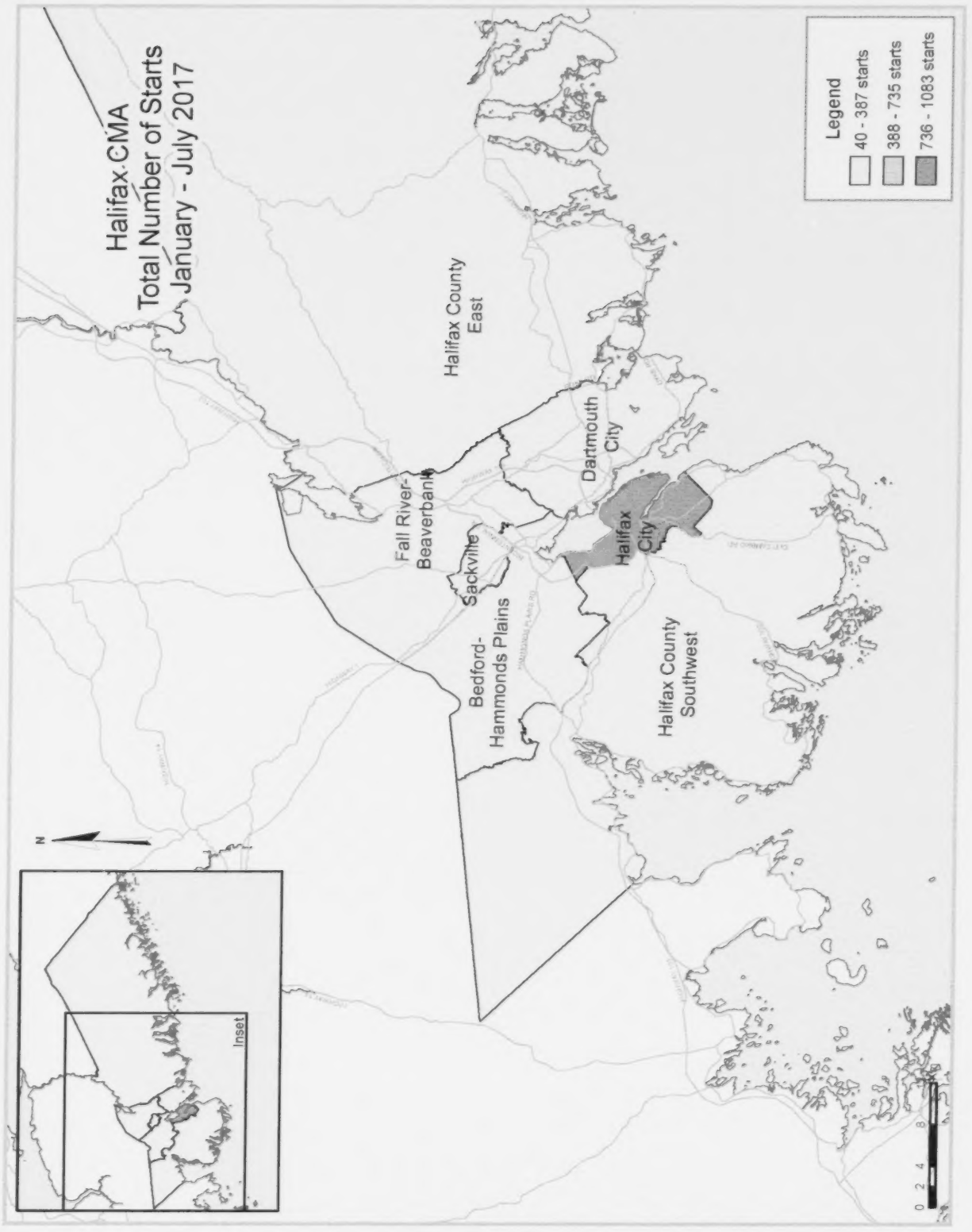

Halifax CMA
Number of Starts (Multiples)
July 2017
Legend
No starts
2 - 40 starts
41 - 78 starts
79 - 117 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
July 2017
Legend
3 - 10 starts
11 - 18 starts
19 - 26 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
N
Inset
0 2 4 8


Halifax CMA
Total Number of Starts
July 2017
Legend
6 - 49 starts
50 - 93 starts
94 - 137 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
N
Inset
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - July 2017
Legend
4 - 327 starts
328 - 650 starts
651 - 973 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
N
Inset
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - July 2017
Legend
19 - 49 starts
50 - 79 starts
80 - 110 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
N
Inset
0 2 4 8


Halifax CMA
Total Number of Starts
January - July 2017
Legend
40 - 387 starts
388 - 735 starts
736 - 1083 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Halifax City
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2017		
Halifax CMA[1]	June 2017	July 2017
Trend[2]	2,670	2,825
SAAR	1,035	3,089
	July 2016	July 2017
Actual		
July - Single-Detached	72	83
July - Multiples	148	194
July - Total	220	277
January to July - Single-Detached	302	372
January to July - Multiples	857	1,195
January to July - Total	1,159	1,567

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	81	18	8	0	0	50	2	118	277
July 2016	70	10	7	0	0	74	10	49	220
% Change	15.7	80.0	14.3	n/a	n/a	-32.4	-80.0	140.8	25.9
Year-to-date 2017	349	54	49	0	0	134	30	951	1,567
Year-to-date 2016	279	34	58	1	0	123	53	611	1,159
% Change	25.1	58.8	-15.5	-100.0	n/a	8.9	-43.4	55.6	35.2
UNDER CONSTRUCTION									
July 2017	432	128	83	0	0	541	15	3,001	4,212
July 2016	339	54	105	1	0	572	52	2,591	3,738
% Change	27.4	137.0	-21.0	-100.0	n/a	-5.4	-71.2	15.8	12.7
COMPLETIONS									
July 2017	27	6	3	0	0	0	2	0	38
July 2016	17	2	7	0	0	0	2	162	190
% Change	58.8	200.0	-57.1	n/a	n/a	n/a	0.0	-100.0	-80.0
Year-to-date 2017	292	64	39	1	16	71	60	602	1,145
Year-to-date 2016	238	46	56	0	0	56	40	507	943
% Change	22.7	39.1	-30.4	n/a	n/a	26.8	50.0	18.7	21.4
COMPLETED & NOT ABSORBED									
July 2017	67	22	14	1	0	73	n/a	n/a	177
July 2016	68	6	27	0	0	53	n/a	n/a	154
% Change	-1.5	**	-48.1	n/a	n/a	37.7	n/a	n/a	14.9
ABSORBED									
July 2017	32	8	4	0	2	0	n/a	n/a	46
July 2016	20	4	7	0	0	49	n/a	n/a	80
% Change	60.0	100.0	-42.9	n/a	n/a	-100.0	n/a	n/a	-42.5
Year-to-date 2017	291	50	41	0	16	49	n/a	n/a	447
Year-to-date 2016	249	50	55	1	3	56	n/a	n/a	414
% Change	16.9	0.0	-25.5	-100.0	**	-12.5	n/a	n/a	8.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
July 2017	20	0	5	0	0	0	0	112	137
July 2016	13	4	4	0	0	74	0	49	144
Dartmouth City									
July 2017	5	4	0	0	0	50	0	6	65
July 2016	5	0	0	0	0	0	0	0	5
Bedford-Hammonds Plains									
July 2017	25	0	0	0	0	0	1	0	26
July 2016	22	2	3	0	0	0	0	0	27
Sackville									
July 2017	2	12	3	0	0	0	1	0	18
July 2016	1	0	0	0	0	0	0	0	1
Fall River - Beaverbank									
July 2017	6	0	0	0	0	0	0	0	6
July 2016	8	4	0	0	0	0	9	0	21
Halifax County East									
July 2017	10	0	0	0	0	0	0	0	10
July 2016	5	0	0	0	0	0	0	0	5
Halifax County Southwest									
July 2017	13	2	0	0	0	0	0	0	15
July 2016	16	0	0	0	0	0	1	0	17
Halifax CMA									
July 2017	81	18	8	0	0	50	2	118	277
July 2016	70	10	7	0	0	74	10	49	220

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
July 2017	134	56	27	0	0	491	0	2,457	3,165
July 2016	68	22	30	0	0	501	11	1,687	2,319
Dartmouth City									
July 2017	22	32	4	0	0	50	0	66	174
July 2016	36	4	23	0	0	71	1	282	429
Bedford-Hammonds Plains									
July 2017	111	8	30	0	0	0	8	279	436
July 2016	102	4	34	0	0	0	16	485	641
Sackville									
July 2017	17	22	6	0	0	0	4	199	248
July 2016	7	4	10	0	0	0	2	136	159
Fall River - Beaverbank									
July 2017	40	6	0	0	0	0	3	0	49
July 2016	37	12	0	0	0	0	22	1	72
Halifax County East									
July 2017	47	0	11	0	0	0	0	0	70
July 2016	32	4	3	0	0	0	0	0	51
Halifax County Southwest									
July 2017	61	4	5	0	0	0	0	0	70
July 2016	57	4	5	1	0	0	0	0	67
Halifax CMA									
July 2017	432	128	83	0	0	541	15	3,001	4,212
July 2016	339	54	105	1	0	572	52	2,591	3,738

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
July 2017	2	2	0	0	0	0	0	0	4
July 2016	2	2	0	0	0	0	0	16	20
Dartmouth City									
July 2017	1	2	0	0	0	0	0	0	3
July 2016	1	0	0	0	0	0	0	0	1
Bedford-Hammonds Plains									
July 2017	11	0	0	0	0	0	0	0	11
July 2016	6	0	4	0	0	0	0	66	76
Sackville									
July 2017	0	2	3	0	0	0	0	0	5
July 2016	0	0	3	0	0	0	0	0	3
Fall River - Beaverbank									
July 2017	5	0	0	0	0	0	2	0	7
July 2016	0	0	0	0	0	0	1	0	1
Halifax County East									
July 2017	4	0	0	0	0	0	0	0	4
July 2016	2	0	0	0	0	0	0	0	2
Halifax County Southwest									
July 2017	4	0	0	0	0	0	0	0	4
July 2016	6	0	0	0	0	0	1	80	87
Halifax CMA									
July 2017	27	6	3	0	0	0	2	0	38
July 2016	17	2	7	0	0	0	2	162	190

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
July 2017	16	6	9	0	0	0	n/a	n/a	31
July 2016	13	3	7	0	0	51	n/a	n/a	74
Dartmouth City									
July 2017	6	15	1	0	0	71	n/a	n/a	93
July 2016	6	1	8	0	0	0	n/a	n/a	15
Bedford-Hammonds Plains									
July 2017	19	1	4	0	0	0	n/a	n/a	24
July 2016	12	0	4	0	0	0	n/a	n/a	16
Sackville									
July 2017	2	0	0	0	0	2	n/a	n/a	4
July 2016	2	0	4	0	0	2	n/a	n/a	8
Fall River - Beaverbank									
July 2017	6	0	0	0	0	0	n/a	n/a	6
July 2016	16	2	0	0	0	0	n/a	n/a	18
Halifax County East									
July 2017	6	0	0	0	0	0	n/a	n/a	6
July 2016	9	0	0	0	0	0	n/a	n/a	9
Halifax County Southwest									
July 2017	12	0	0	1	0	0	n/a	n/a	13
July 2016	10	0	4	0	0	0	n/a	n/a	14
Halifax CMA									
July 2017	67	22	14	1	0	73	n/a	n/a	177
July 2016	68	6	27	0	0	53	n/a	n/a	154

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
July 2017	5	2	1	0	0	0	n/a	n/a	8
July 2016	0	3	5	0	0	49	n/a	n/a	57
Dartmouth City									
July 2017	2	2	0	0	2	0	n/a	n/a	6
July 2016	1	0	0	0	0	0	n/a	n/a	1
Bedford-Hammonds Plains									
July 2017	11	1	0	0	0	0	n/a	n/a	12
July 2016	10	0	1	0	0	0	n/a	n/a	11
Sackville									
July 2017	0	2	3	0	0	0	n/a	n/a	5
July 2016	3	0	1	0	0	0	n/a	n/a	4
Fall River - Beaverbank									
July 2017	5	1	0	0	0	0	n/a	n/a	6
July 2016	1	1	0	0	0	0	n/a	n/a	2
Halifax County East									
July 2017	5	0	0	0	0	0	n/a	n/a	5
July 2016	1	0	0	0	0	0	n/a	n/a	1
Halifax County Southwest									
July 2017	4	0	0	0	0	0	n/a	n/a	4
July 2016	4	0	0	0	0	0	n/a	n/a	4
Halifax CMA									
July 2017	32	8	4	0	2	0	n/a	n/a	46
July 2016	20	4	7	0	0	49	n/a	n/a	80

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Halifax City	20	13	0	4	5	4	112	123	137	144	-4.9
Dartmouth City	5	5	4	0	0	0	56	0	65	5	**
Bedford-Hammonds Plains	26	22	0	2	0	3	0	0	26	27	-3.7
Sackville	3	1	12	0	3	0	0	0	18	1	**
Fall River - Beaverbank	6	9	0	4	0	8	0	0	6	21	-71.4
Halifax County East	10	5	0	0	0	0	0	0	10	5	100.0
Halifax County Southwest	13	17	2	0	0	0	0	0	15	17	-11.8
Halifax CMA	83	72	18	10	8	15	168	123	277	220	25.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	110	51	10	14	18	19	945	477	1,083	561	93.0
Dartmouth City	20	24	14	2	0	23	56	60	90	109	-17.4
Bedford-Hammonds Plains	100	104	6	4	21	20	84	132	211	260	-18.8
Sackville	19	3	12	2	9	4	0	64	40	73	-45.2
Fall River - Beaverbank	38	31	8	0	0	20	0	1	46	60	-23.3
Halifax County East	37	33	0	2	8	3	0	0	45	38	18.4
Halifax County Southwest	48	56	4	2	0	0	0	0	52	58	-10.3
Halifax CMA	372	302	54	34	56	89	1,085	734	1,567	1,159	35.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Halifax City	5	4	0	0	0	74	112	49
Dartmouth City	0	0	0	0	50	0	6	0
Bedford-Hammonds Plains	0	3	0	0	0	0	0	0
Sackville	3	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	8	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	8	7	0	8	50	74	118	49

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	18	12	0	7	84	123	861	354
Dartmouth City	0	23	0	0	50	0	6	60
Bedford-Hammonds Plains	17	16	4	4	0	0	84	132
Sackville	6	4	3	0	0	0	0	64
Fall River - Beaverbank	0	0	0	20	0	0	0	1
Halifax County East	8	3	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	49	58	7	31	134	123	951	611

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Halifax City	25	21	0	74	112	49	137	144
Dartmouth City	9	5	50	0	6	0	65	5
Bedford-Hammonds Plains	25	27	0	0	1	0	26	27
Sackville	17	1	0	0	1	0	18	1
Fall River - Beaverbank	6	12	0	0	0	9	6	21
Halifax County East	10	5	0	0	0	0	10	5
Halifax County Southwest	15	16	0	0	0	1	15	17
Halifax CMA	107	87	50	74	120	59	277	220

Table 2.5: Starts by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	138	75	84	123	861	363	1,083	561
Dartmouth City	29	47	50	0	11	62	90	109
Bedford-Hammonds Plains	114	113	0	0	97	147	211	260
Sackville	34	7	0	0	6	66	40	73
Fall River - Beaverbank	42	36	0	0	4	24	46	60
Halifax County East	45	37	0	0	0	1	45	38
Halifax County Southwest	50	56	0	1	2	1	52	58
Halifax CMA	452	371	134	124	981	664	1,567	1,159

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Halifax City	2	2	2	2	0	0	0	16	4	20	-80.0
Dartmouth City	1	1	2	0	0	0	0	0	3	1	200.0
Bedford-Hammonds Plains	11	6	0	0	0	4	0	66	11	76	-85.5
Sackville	0	0	2	0	3	3	0	0	5	3	66.7
Fall River - Beaverbank	5	1	2	0	0	0	0	0	7	1	**
Halifax County East	4	2	0	0	0	0	0	0	4	2	100.0
Halifax County Southwest	4	7	0	0	0	0	0	80	4	87	-95.4
Halifax CMA	27	19	8	2	3	7	0	162	38	190	-80.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	51	23	24	12	26	23	513	312	614	370	65.9
Dartmouth City	20	22	20	10	19	6	71	51	130	89	46.1
Bedford-Hammonds Plains	102	49	6	6	23	4	89	116	220	175	25.7
Sackville	8	11	2	0	3	23	0	0	13	34	-61.8
Fall River - Beaverbank	32	36	10	10	12	21	0	3	54	70	-22.9
Halifax County East	41	57	4	6	6	0	0	1	51	64	-20.3
Halifax County Southwest	61	59	2	2	0	0	0	80	63	141	-55.3
Halifax CMA	315	257	68	46	89	77	673	563	1,145	943	21.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Halifax City	0	0	0	0	0	0	0	16
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	4	0	0	0	0	0	66
Sackville	3	3	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	80
Halifax CMA	3	7	0	0	0	0	0	162

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	14	23	12	0	0	56	513	256
Dartmouth City	19	6	0	0	71	0	0	51
Bedford-Hammonds Plains	19	4	4	0	0	0	89	116
Sackville	3	23	0	0	0	0	0	0
Fall River - Beaverbank	0	0	12	21	0	0	0	3
Halifax County East	0	0	6	0	0	0	0	1
Halifax County Southwest	0	0	0	0	0	0	0	80
Halifax CMA	55	56	34	21	71	56	602	507

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Halifax City	4	4	0	0	0	16	4	20
Dartmouth City	3	1	0	0	0	0	3	1
Bedford-Hammonds Plains	11	10	0	0	0	66	11	76
Sackville	5	3	0	0	0	0	5	3
Fall River - Beaverbank	5	0	0	0	2	1	7	1
Halifax County East	4	2	0	0	0	0	4	2
Halifax County Southwest	4	6	0	0	0	81	4	87
Halifax CMA	36	26	0	0	2	164	38	190

Table 3.5: Completions by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	89	56	0	56	525	258	614	370
Dartmouth City	38	34	87	0	5	55	130	89
Bedford-Hammonds Plains	118	51	0	0	102	124	220	175
Sackville	11	33	0	0	2	1	13	34
Fall River - Beaverbank	36	45	0	0	18	25	54	70
Halifax County East	45	62	0	0	6	2	51	64
Halifax County Southwest	58	59	1	0	4	82	63	141
Halifax CMA	395	340	88	56	662	547	1,145	943

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
July 2017	0	0.0	2	40.0	1	20.0	1	20.0	1	20.0	5	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	4	7.8	8	15.7	10	19.6	10	19.6	19	37.3	51	-	511,983
Year-to-date 2016	0	0.0	4	18.2	3	13.6	7	31.8	8	36.4	22	-	-
Dartmouth City													
July 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
July 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	5	21.7	6	26.1	5	21.7	5	21.7	2	8.7	23	-	-
Year-to-date 2016	4	19.0	7	33.3	4	19.0	2	9.5	4	19.0	21	-	-
Bedford-Hammonds Plains													
July 2017	0	0.0	1	9.1	6	54.5	2	18.2	2	18.2	11	-	-
July 2016	0	0.0	0	0.0	3	30.0	4	40.0	3	30.0	10	-	-
Year-to-date 2017	1	1.2	6	7.3	12	14.6	33	40.2	30	36.6	82	535,000	533,803
Year-to-date 2016	0	0.0	7	15.2	11	23.9	18	39.1	10	21.7	46	-	506,374
Sackville													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2017	1	16.7	0	0.0	0	0.0	2	33.3	3	50.0	6	-	-
Year-to-date 2016	0	0.0	8	44.4	0	0.0	9	50.0	1	5.6	18	-	502,950
Fall River - Beaverbank													
July 2017	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	-	-
July 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	7	22.6	13	41.9	4	12.9	6	19.4	1	3.2	31	-	293,975
Year-to-date 2016	4	12.5	11	34.4	4	12.5	4	12.5	9	28.1	32	-	425,400
Halifax County East													
July 2017	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	-	-
July 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	21	51.2	13	31.7	5	12.2	1	2.4	1	2.4	41	-	325,511
Year-to-date 2016	25	43.9	16	28.1	5	8.8	6	10.5	5	8.8	57	-	276,289
Halifax County Southwest													
July 2017	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	-	736,975
July 2016	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
Year-to-date 2017	4	7.0	20	35.1	11	19.3	13	22.8	9	15.8	57	-	563,211
Year-to-date 2016	8	14.8	20	37.0	7	13.0	8	14.8	11	20.4	54	-	455,432
Halifax CMA													
July 2017	5	15.6	8	25.0	11	34.4	3	9.4	5	15.6	32	-	450,440
July 2016	0	0.0	6	30.0	6	30.0	5	25.0	3	15.0	20	-	-
Year-to-date 2017	43	14.8	66	22.7	47	16.2	70	24.1	65	22.3	291	460,000	501,383
Year-to-date 2016	41	16.4	73	29.2	34	13.6	54	21.6	48	19.2	250	430,000	464,170

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2017

Submarket	July 2017	July 2016	% Change	YTD 2017	YTD 2016	% Change
Halifax City	-	-	n/a	511,983	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	533,803	506,374	5.4
Sackville	-	-	n/a	-	502,950	n/a
Fall River - Beaverbank	-	-	n/a	293,975	425,400	-30.9
Halifax County East	-	-	n/a	325,511	276,289	17.8
Halifax County Southwest	736,975	-	n/a	563,211	455,432	23.7
Halifax CMA	450,440	-	n/a	501,383	464,170	8.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	July 2017				July 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	115	345,733	70	808	125	347,983	77	892	-8.0	-0.6	-9.1	-9.4
Dartmouth City	96	261,451	67	677	111	242,326	68	778	-13.5	7.9	-1.5	-13.0
Bedford-Hammonds Plains	66	410,644	85	440	84	384,910	104	582	-21.4	6.7	-18.3	-24.4
Sackville	33	215,886	79	193	28	203,710	112	297	17.9	6.0	-29.5	-35.0
Halifax County Southwest	52	294,391	112	356	43	273,285	78	436	20.9	7.7	43.6	-18.3
Halifax County East	36	223,549	76	279	36	186,262	97	339	0.0	20.0	-21.6	-17.7
Outside Halifax-Dartmouth Board	24	215,267	78	241	27	247,804	74	306	-11.1	-13.1	5.4	-21.2
Fall River-Beaver Bank	45	280,758	68	338	31	284,711	89	371	45.2	-1.4	-23.6	-8.9
Halifax CMA	467	300,304	77	3332	485	293,620	84	4001	-3.7	2.3	-8.3	-16.7

Submarket	Year-to-date 2017				Year-to-date 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	883	351,141	81		837	337,576	95		5.5	4.0	-14.7	
Dartmouth City	782	255,939	77		794	243,605	77		-1.5	5.1	0.0	
Bedford-Hammonds Plains	457	389,458	97		448	375,135	113		2.0	3.8	-14.2	
Sackville	247	208,212	87		257	199,621	96		-3.9	4.3	-9.4	
Halifax County Southwest	286	279,470	85		266	276,311	90		7.5	1.1	-5.6	
Halifax County East	217	226,037	92		182	207,286	108		19.2	9.0	-14.8	
Outside Halifax-Dartmouth Board	193	200,987	88		192	207,456	103		0.5	-3.1	-14.6	
Fall River-Beaver Bank	237	319,643	102		220	302,040	82		7.7	5.8	24.4	
Halifax CMA	3,302	297,740	86	56%	3,196	285,620	93	52%	3.3	4.2	-7.5	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
July 2017

		Interest Rates			NHPI, Total, Halifax CMA 2016.12 =100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	98.9	128.2	224	6.4	68.1	876
	February	561	3.14	4.64	98.9	128.4	223	6.6	68.1	888
	March	561	3.14	4.64	98.9	129.0	224	7.2	68.5	899
	April	561	3.14	4.64	98.9	129.9	225	6.9	68.7	891
	May	561	3.14	4.64	99.0	130.5	227	6.4	68.8	884
	June	561	3.14	4.64	99.0	130.6	228	5.6	68.4	881
	July	567	3.14	4.74	99.3	130.1	228	5.4	68.2	890
	August	567	3.14	4.74	99.3	130.1	228	5.6	68.1	892
	September	561	3.14	4.64	99.3	130.6	227	5.8	67.9	891
	October	561	3.14	4.64	99.8	130.5	226	6.0	67.8	888
	November	561	3.14	4.64	100.0	129.8	226	5.9	67.6	888
	December	561	3.14	4.64	100.0	129.5	226	6.1	67.6	880
2017	January	561	3.14	4.64	100.2	130.5	226	5.9	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.1	67.1	871
	March	561	3.14	4.64	100.2	130.7	225	6.5	67.3	878
	April	561	3.14	4.64	100.0	130.9	224	6.8	67.3	880
	May	561	3.14	4.64	100.4	131.1	226	7.0	67.7	882
	June	561	3.14	4.64	100.4	131.2	225	6.9	67.5	880
	July	573	3.14	4.84		131.3	226	6.8	67.4	886
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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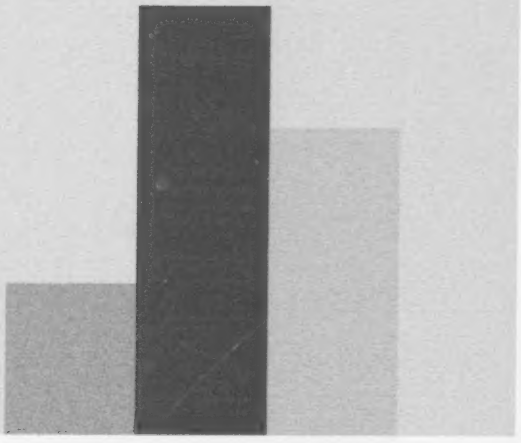

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